ATTACHMENT J6

Kulis ANGB Natural Gas Distribution System

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J6.1 Kulis ANGB Overview

Kulis Air National Guard Base (ANGB) is located at the Ted Stevens Anchorage International Airport (AIA), on the western edge of Anchorage, Alaska. The Base leases the approximately 229 acres of the southeast corner of AIA at Runway 24L/06R and is located within the city limits of Anchorage, Alaska. The ANGB has approximately 37 buildings totaling approximately 400,000 square feet.

Kulis ANGB is the headquarters of the 176th Group and currently employs approximately 440 full-time personnel during weekday shifts. In addition, 30 State of Alaska personnel and 12 civilian fire fighters are employed full time. The Base supports over 1,220 traditional Air National Guard personnel.

The Alaska Air National Guard (ANG) was officially organized in 1952 as the 8144th Air Base Squadron and later moved to Elmendorf AFB. The unit was renamed the 144th Fighter Bomber Squadron and acquired F-80Cs and T-33s in 1953. The squadron moved to AIA in 1955. The Base was named after Lt. Albert Kulis, an Alaskan ANG pilot killed on a training flight in 1954. The squadron was redesignated the 144th Fighter Interceptor Squadron in 1955 and the 144th Air Transport Squadron in 1957—flying the C-47 Gooney Bird and later the larger C-123 Provider.

In 1969 the squadron became the 176th Tactical Airlift Group, with the 144th Tactical Airlift Squadron as its flying squadron. The Base received eight C-130 Hercules aircraft in 1976. The C-130s were updated to a newer model in 1983. When a second ANG unit was established at Eielson AFB near Fairbanks in 1986, the Group was redesignated the 176th Group to reflect the two missions of airlift and aerial refueling under a single group commander. In 1990, the 210th Air Rescue Squadron, flying HH-60G Pavehawk helicopters and HC-130 tanker-airlift aircraft, was created at Kulis ANGB. Current missions are authorized 18 aircraft: nine C-130s, six HH-60Gs, and three HC-130s. Plans for future missions will require 30 aircraft: sixteen C-130s, eight HH-60Gs, and six HC-130s.

Projected future mission requirements have necessitated the renovation or demolition of older facilities and the construction of new facilities. The Kulis ANGB Capital Improvements Program (CIP) emphasizes consolidating existing facilities and maximizing their utilization as much as possible. Over the next 5 years, key projects planned for Kulis ANGB, if implemented, will increase the total square footage of buildings and facilities on Base by approximately five percent.

J6.2 Natural Gas Distribution System Description

J6.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Kulis ANGB natural gas distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, regulators, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system.

Specifically excluded from the natural gas distribution system privatization are:

- Approximately 150 linear feet of distribution piping owned by the Enstar Natural Gas Company. This piping runs from the Kulis ANGB property line to the metered connection.

J6.2.1.1 Description

Natural gas is used to meet space and water heating requirements at Kulis ANGB. The commodity supplier is Conoco-Phillips and the Transportation and Distribution (T&D) supplier is Enstar Natural Gas Company (Enstar). Natural gas is supplied through two metering points owned by Enstar. One is located at the northeast corner of the Base and serves the majority of the installation . The other distribution point is on the northwest side of the installation at the new Fire Station. The distribution system receives gas at approximately 60 pounds per square inch gauge (psig) and is distributed at this pressure throughout the installation. There are no district regulator stations on Base.

The natural gas utility system at Kulis ANGB has no pressure problems during peak winter loads. The system consists of 100 percent high-density polyethylene (HDPE) piping.

All of the building services at Kulis ANGB are fed from a single path. Each building has at least one regulator to lower the gas pressure for equipment and appliance use (i.e., 7 inches of water to 1 psig). Not all buildings at the installation receive natural gas. All services are metered.

There is no cathodic protection on the natural gas distribution system and there are no odorization facilities at Kulis ANGB. There is no marking tape or tracer wire installed with the natural gas distribution system. The commodity supplier, Conoco-Phillips, provides odorization of the gas commodity supply prior to its delivery at each metered connection at Kulis ANGB.

The depth of buried piping varies from three to five feet but is on average 4 feet deep. Approximately 5% of the piping is beneath paved surfaces.

J6.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas distribution system fixed assets for the Kulis ANGB natural gas distribution system included in the sale.

TABLE 1
Fixed Inventory
Kulis ANGB Natural Gas Distribution System

Component	Size	Quant.	Unit	Approximate Year of Construction
HDPE Pipe	4-in.	5,033	LF	1995
	2-in.	2,032	LF	1995
	2-in.	110	LF	2002
	1-in.	1,134	LF	1995
	5/8-in.	89	LF	1995
PE Ball Valves	4-in	2	EA	1980
Service Regulators	1-in.	16	EA	1980
	1-in.	4	EA	2000
	1-in.	1	EA	2002
Gas Cock Valves	0.75-in.	32	EA	1980
	0.75-in.	8	EA	2000
	0.75-in.	2	EA	2002
Meters	0.75-in.	16	EA	1980
	0.75-in.	4	EA	2000
	0.75-in.	1	EA	2002

Notes:

EA = each
HDPE = high density polyethylene
LF = linear feet
PE = polyethylene
In. = inch

J6.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2
Spare Parts
Kulis ANGB Natural Gas Distribution System

Qty	Item	Make/Model	Description	Remarks
There are no spare parts with the system to be privatized.				

TABLE 3
Specialized Vehicles and Tools
Kulis ANGB Natural Gas Distribution System

Description	Quantity	Location	Maker
There are no specialized vehicles and tools with the system to be privatized.			

J6.2.3 Natural Gas Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Kulis ANGB Natural Gas Distribution System

Qty	Item	Description	Remarks
1	Drawings	Gas & Heat Map	Tab No. U-5, Located in Building 00050
1	Drawings	Natural Gas As-builts	Located in Building 00050

J6.3 Specific Service Requirements

The service requirements for the Kulis ANGB natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Kulis ANGB natural gas distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

1. The Contractor shall operated and maintain the natural distibution system in accordance with 49 CFR. Kulis ANGB qualifies as a business district for the purposes of leak detection requirements.

2. When new meters are installed, to include meters installed for temporary service connections, the Contractor shall include with the meter reading report a report identifying the new meters installed during the prior month. The Contractor shall coordinate with the Government to determine the format of the report to be submitted.

J6.4 Current Service Arrangement

Kulis ANGB currently receives natural gas (commodity supply) from Conoco-Phillips. For the 11 months ending August 2003, natural gas consumption at Kulis ANGB was 39,700

thousand cubic feet (MCF). The peak monthly demand during this period was 7,168 MCF in January 2003.

Key projects planned for Kulis ANGB, if implemented, may increase the total square footage of buildings on Base by approximately five percent over the next five years. Based on these plans, future peak requirements will be expected to increase as construction projects are completed.

J6.5 Secondary Metering

J6.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3.3 and J6.6 below.

TABLE 5
Existing Secondary Meters
Kulis ANGB Natural Gas Distribution System

Meter Location	Meter Description
Bldg. 0001	American, Serial # 90R70934L
Bldg. 0001	Singer, Serial # 84S5530587
Bldg. 0002	Singer, Serial # 86-5629630
Bldg. 0003	Singer, Serial # 84S5530588
Bldg. 0004	Singer, Serial # 8656390667
Bldg. 0007	Singer, Serial # 84L404937
Bldg. 0009	Singer, Serial # 855632421
Bldg. 0017	Singer, Serial # 84L499242
Bldg. 0020	American, Serial # 89P481148
Bldg. 0021	Singer, Serial # 84S5483278
Bldg. 0022	Singer, Serial # 84S5483279
Bldg. 0023	American, Serial # 90S5635059
Bldg. 0026	American, Serial # 95S5639275
Bldg. 0037	Singer, Serial # 835631930
Bldg. 0045	Singer, Serial # 79S5525772
Bldg. 0047	Singer, Serial #
Bldg. 0049	Singer, Serial # 85K695258
Bldg. 0050	American, Serial # 95S5639275
Bldg. 0846	
Bldg. 1001	Singer, Serial # 83K185432

Meter Location	Meter Description
Bldg. 1004	American, Serial # 94S6607840

J6.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3.3 and J6.6 below.

TABLE 6
New Secondary Meters
Kulis ANGB Natural Gas Distribution System

Meter Location	Meter Description
There are no new secondary meters required for the system to be privatized.	

J6.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Kulis ANGB/ 176th CES
5005 Raspberry Road, Building 50
Anchorage, Alaska 99502-1998
Phone number: 907-249-1382

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

Kulis ANGB/ 176th CES
5005 Raspberry Road, Building 50
Anchorage, Alaska 99502-1998
Phone number: 907-249-1382

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

Kulis ANGB/ 176th CES
5005 Raspberry Road, Building 50
Anchorage, Alaska 99502-1998
Phone number: 907-249-1382

4. System Efficiency Report. If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to:

Kulis ANGB/ 176th CES
5005 Raspberry Road, Building 50
Anchorage, Alaska 99502-1998
Phone number:907-249-1382

J6.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, the following projects have been implemented by the Government for conservation purposes.

There are no energy saving projects with the system to be privatized.

J6.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Kulis ANGB boundaries.

J6.9 Off-Installation Sites

No off-installation sites are included in the sale of the Kulis ANGB natural gas distribution system.

J6.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Kulis ANGB Natural Gas Distribution System

Location	Description
There are no service connections or disconnections with the system to be privatized.	

J6.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Kulis ANGB natural gas distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Kulis ANGB Natural Gas Distribution System

Project Location	Project Description
	There are no system deficiencies with the system to be privatized.

J6.12 Right of Access to the Utility System

Exhibit A—Map of Premises

Exhibit A map or maps from the Base Comprehensive Plan or other drawings show the known locations of the utility system and are available at the Base Civil Engineering Office. Portions of the utility system may not be fully shown on the map or maps. Any such failure to show the complete utility system on the map or maps shall not be interpreted as that part of the utility system being outside the Premises. The Premises are co-extensive with the entire linear extent of the utility system sold to Grantee, whether or not precisely shown on the map or maps.

EXHIBIT A
Natural Gas Distribution System Kulis ANGB

Qty	Item	Description	Remarks
1	Drawings - Hard Copy and CAD Format	Gas & Heat Map	Tab No. U-5, Located in Building 00050
1	Drawings - Hard Copy	Natural Gas As-builts	Located in Building 00050

Exhibit B—Description of Premises

B.1. General Description of the Utility System, Lateral Extent of the Right-of-Way, and Points of Demarcation:

UTILITY SYSTEM DESCRIPTION:

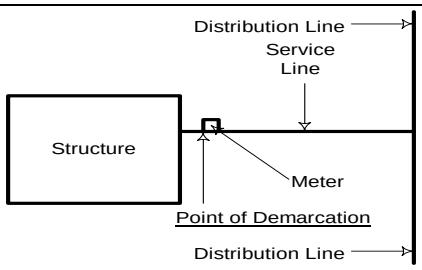
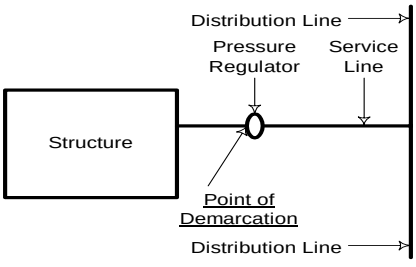
The utility system may be composed of, without limitation, the district regulator stations, distribution mains, valves, valve boxes, service lines, regulators, cathodic protection system components including but not limited to anodes and test stations, service lines, and meters used to deliver natural gas to end users on the Installation.

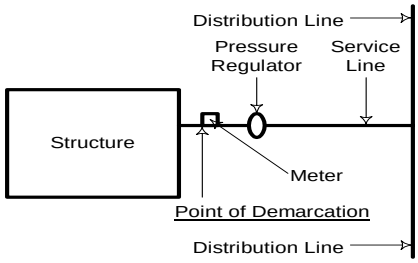
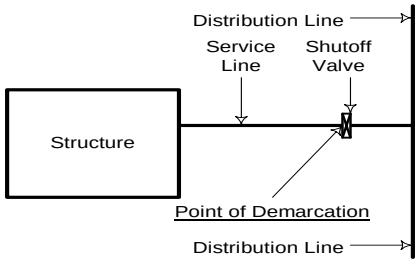
LATERAL EXTENT OF UTILITY SYSTEM RIGHT-OF-WAY:

26-feet-wide, extending 13 feet on each side of the utility system, as installed.

UTILITY SYSTEM POINTS OF DEMARCATION:

The point of demarcation is defined as the point on the utility system where ownership changes from the utility system owner to the facility owner. The table below identifies the type and general location of the point of demarcation with respect to the facility for each scenario.

Point of Demarcation (POD)	Applicable Scenario	Sketch
POD is the down stream side of the natural gas meter.	Natural gas service to the building is metered.	
POD is the down stream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	

Point of Demarcation (POD)	Applicable Scenario	Sketch
POD is the down stream side of the closest apparatus to the exterior of the facility.	More than one apparatus is connected to the service line feeding the facility.	
POD is the closest shutoff valve to the exterior of the building.	No meter or regulator exists at the facility.	

UNIQUE POINTS OF DEMARCATION:

The following table lists anomalous points of demarcation that do not fit any of the above scenarios.

Building No.	Point of Demarcation (POD) Description
North East corner of the Installation	Point of demarcation is the down stream side of the Enstar Meter.
Fire Station (Building 00042), northwest side of the Installation	Point of demarcation is the down stream side of the Enstar Meter.

B.2 Description of Restricted Access Areas:

Description	Facility #	State Coordinates	Other Information
None			

Exhibit C—Environmental Baseline Survey

The Air Force has determined that it is not required to conduct an EBS in regard to the sale of this utility system.